



Jim Doyle, Governor  
Mary P. Burke, Secretary

## Wisconsin Department of Commerce, Bureau of PECFA Bid Document

### SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

**Bid Round:** 47  
**Comm #:** 54436-8877-93-A  
**BRRTS #:** 03-10-001230  
**Site Name:** Dale Zawislan Property  
**Site Address:** W2893 Granton Rd, Granton, 54436  
**Site Manager:** Eileen Kramer  
**Address:** 1300 W Clairemont Ave  
**City, State Zip:** Eau Claire, WI 54702-4001  
**Phone:** 715-839-3824  
**e-mail:** eileen.kramer@wisconsin.gov  
**Bid Manager:** Greg Michael  
**Address:** 101 West Pleasant Street, Suite 100A  
**City, State Zip:** Milwaukee, Wisconsin 53212-3963  
**Phone:** (414) 220-5375  
**e-mail:** Greg.Michael@Wisconsin.Gov

<b>Bid-Start Date:</b>	<b>January 22, 2007</b>
<b>Questions must be received by (See Section 2 (B)):</b>	<b>February 05, 2007 4:00 PM</b>
<b>Responses will be posted by (See Section 2 (B)):</b>	<b>February 23, 2007</b>
<b>Bid-End Date and Time:</b>	<b>March 09, 2007 4:00 PM</b>

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

**Quality Quick Print-Eau Claire, 1213 Menomonie St, Eau Claire, WI 54703**  
**Phone: (715) 836-0049 Fax: (715) 836-7704**

## **SECTION 2 – Site-Specific Bid Requirements**

### **General Comments**

The site is a former gas station from which there is an observed release of leaded gasoline. A major contaminant of concern is ethylene dibromide. The Village of Granton Well #4 was discovered to be contaminated with EDB in 1992. An investigation by the Department of Natural Resources identified three source properties, one of which is the Zawislán property. A site investigation has been completed, and in 2003, a vapor extraction system and groundwater pump and treat system were constructed, and intermittently operated. The vapor extraction system has not functioned since September 2004, and requires significant repair.

Remediation work for the Hubing site (54436-9999-89) is also being bid in this round. Winning bidder will be determined by combined total cost for this site and the Hubing site. Both sites must be bid on in order to be considered a compliant bid.

The Kuhl site is not included in the PECFA bid process.

There is a mandatory site meeting for prospective bidders on February 9, 2007. We will meet at 10:00 AM at the Hubing property.

### **Minimum Remedial Requirements**

Within three months of executing a contract perform repairs needed to operate the system and commence or continue operation. Report these repairs to DNR and Commerce as an attachment to the first NR724 O&M report. During the bid review process, be prepared to provide to DNR and Commerce a brief, but specific summary of the proposed repairs. Indicate the cost for this repair as a separate item of your bid response.

Perform all necessary maintenance to keep the systems running. System vapor emissions are to be sampled semi-annually for benzene and total VOCs. Extracted groundwater influent and effluent are to be sampled semi-annually for PVOs and lead. Discharge point monitoring well ZPD-1 is to be sampled semi-annually for dissolved lead. All maintenance and system sampling activities are to be reported in the semi-annual NR724 O&M report. For bid purposes specify an annual cost for this maintenance and systems sampling.

Within four months of completing any repairs to update or operate the current system, perform a complete evaluation of the vapor and groundwater extraction systems including (but not limited to) determining which wells extract the greatest mass of contaminants, and if warranted, recommend modification of the system configuration and/or operation. During the bid review process, be prepared to provide to DNR and Commerce a brief outline of your specific plan for the system evaluation. Provide a separate cost for this evaluation.

Groundwater sampling is required as follows:

Semi-annual:	MW-8, MW-11, MW-7, 2 monitoring wells to be constructed
Annual:	MW-12.

Measure water levels in all site monitoring wells during each event. Chemical analyses shall be for PVOCs plus 1,2 Dichloroethane and EDB. EDB analysis must be by a method with adequately low detection limits, such as EPA method #504. For bid purposes specify an annual cost for this groundwater sampling.

The consultant for the Zawislan site shall sample village Well #4 untreated water, once every 18 months. The consultant will be responsible for making arrangements with the Village for access. The consultant will also coordinate with the two other responsible parties (Hubing and Kuhl) regarding the timing of the Village Well sample, so that a sample is collected from the Village Well once every six months. (I.e., each of three RPs taking a turn each 18 months.) Analysis shall be by the appropriate drinking water method. Provide a separate cost for each Village Well sample collection event and analysis.

Within three months of executing a contract, complete installation of a monitoring well nest approximately 250-300 feet west of MW-11 and MW-12. The specific location of the monitoring well nest will be determined by the DNR. One well is to be constructed to the perched layer of water at approximately 35 feet below ground surface. One well is to be constructed to monitor the regional water table, at approximately 70-75 feet below ground surface. Wells are to be developed and reporting forms completed and submitted to the DNR. Include reporting on this task with the first semi-annual O&M report. Provide a separate cost for this task.

Semi-annual Operations & Maintenance (O&M) reports shall be submitted in accordance with NR724.

It is possible that after two years of system operations, (continued operations will be evaluated by the consultant and the State semi-annually) and two years of groundwater sampling following shut down of the systems, this site will meet the requirements for closure. Closure may be contingent on GIS Registry for residual contamination. Provide a cost for preparation of a case closeout request including all historical work and data, and the appropriate attachments including documents needed for GIS Registry.

All work and reporting must be in accordance with Wisconsin regulations, administration code and remediation program guidance, especially the NR700 series, NR140 and NR141.

The low cost bid will be determined by totaling the above tasks, with the assumption that the system will be operated for two years and groundwater and water supply sampling will continue two years after system operations cease.

### **SECTION 3 - Reporting Timeframes**

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm

47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

#### Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

#### Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

### **SECTION 4 - Conditions of Bid**

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified.

Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

## **SECTION 5 - Instructions to Bidders**

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the

professional license must be included. Registration requirements are listed in Comm 5.

4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

## **SECTION 6 - Bidder Disqualification**

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
  - a. Pay subcontractors after receiving payment for them.
  - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

## BID RESPONSE

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Department of Commerce PECFA Program

**SITE NAME: Dale Zawislan Property**

**COMMERCE #: 54436-8877-93**

**BRRTS #: 03-10-001230**

Submit Bid Response To: Cathy Voges  
Public Bid Response  
Department of Commerce PECFA Bureau  
201 W Washington Ave, Madison WI 53703-2790 or  
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: \_\_\_\_\_

Complete Mailing \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: (     ) - \_\_\_\_\_

Fax Number: (     ) - \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License #	_____
<input type="checkbox"/>	Professional Geologist	License #	_____
<input type="checkbox"/>	Hydrologist	License #	_____
<input type="checkbox"/>	Soil Scientist	License #	_____

Total Bid Amount: \$ \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: \_\_\_\_\_

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].



**BID RESPONSE**

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Department of Commerce PECFA Program

**SITE NAME: Dale Zawislan Property**

**COMMERCE #: 54436-8877-93**

**BRRTS #: 03-10-001230**

**Consulting Firm Name:** \_\_\_\_\_

**This response must address all of the site-specific requirements identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm name must be included on all additional pages.* The pages of each Bid Response must be *stapled* together. No paper clips or spiral bindings please.**